



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2207828

Applicant Name: Seattle Housing Authority

Address of Proposal: 903 E. Yesler Way

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into 2 parcels of land. Proposed parcel sizes are:
A) 428,808 square feet, and B) 61,901 square feet. Existing structures on Parcel A to remain.

The following approval is required:

Short Subdivision - To subdivide one parcel into two. (SMC Chapter 23.24)

SEPA DETERMINATION: ☐ Exempt ☒ DNS* ☐ MDNS ☐ EIS
☐ DNS with conditions
☐ DNS involving non exempt grading or demolition or
involving another agency with jurisdiction.

* A Determination of Non-significance was prepared by the Seattle Department of Parks and Recreation, dated August 15, 2002. DCLU considered and imposed necessary substantive SEPA conditioning in Master Permit Decision 2200869.

BACKGROUND DATA

Zoning: L3

Uses on Site: Multi-family residential and public community center.

Substantive Site Characteristics:

The subject site is a portion of the Yesler Terrace Housing Community (“Yesler Terrace”) owned and operated by the Seattle Housing Administration (“SHA”). A new parcel is desired for transfer to the Seattle Parks Department (“Parks”) upon which a new public community center is planned (MUP 2200869). Existing buildings on the proposed Parcel B (three two-story, wood apartment buildings and a one-story brick SHA administrative building) would be demolished as would a one-story attachment to the existing gymnasium building which would otherwise cross the proposed property line between the two parcels. The eastern lines of the proposed Parcel A have been placed so as to provide the minimum size, code conforming side setbacks for the SHA buildings to remain in place on that parcel.

The site slopes to down to the south with environmentally critical areas (steep slopes, known and potential slides) are mapped and present at the southern edge of the proposed Parcel A.

East Yesler Way borders both proposed parcels along their north property lines. Tenth Ave. S. borders proposed Parcel B along its east side. Parcel A, a very large parcel containing many SHA buildings also would border portions of 8th Ave. S., S. Washington St., 12th Ave. S. and an unimproved portion of S. Main St.

Public Comment

No comment letters were received for this proposal.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments as appropriate from DCLU, Water (SPU), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of

this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions as set forth in the Land Use Code, and are consistent with applicable development standards. This short subdivision will provide adequate vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area; therefore SMC 25.09.240 is not applicable. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**. Applicant must meet all standard recording requirements and conditions and/or requirements as attached to approval cover letter.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

- Comply with all applicable standard recording requirements and instructions. Conditions of approval following recording shall be added to face of plat.
- Execute and record any necessary utility easements for City Light or other public utilities.

Prior to issuance of any building permit

The owner(s) and/or responsible party(s) shall

1. Attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: (signature on file) Date: May 22, 2003
Scott Kemp, Senior Land Use Planner
Department of Design, Construction and Land Use
Land Use Services